



## **LARGE TRACT REVIEW PROCESS SUMMARY**

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### **What is Large Tract Review?**

- The LTR application process is administered by the Office of Planning, in accordance with the requirements and standards of DCMR Title 10 Chapter 23.
- **It is not a process that results in an “approval” or “denial”.** In this way, it is unlike most District review processes. Instead, it is an administrative review by District agencies and the affected community to identify issues and provide feedback to the developer of a by-right project, prior to applying for a building permit.
- It serves as a way for the developer of a large tract of land to receive comments from city agencies and the affected ANC early in the planning and design process of by-right projects.

### **When is Large Tract Review required?**

- Large Tract Review is required when the proposed development is:
  - On a site of three or more acres in area;
  - A commercial or mixed-use development exceeding 50,000 square feet in area; or
  - For a subdivision on a site of three to ten acres in area, if warranted.
- Large Tract Review is **not** required when the development is:
  - Located within the C-3-C, C-4 or C-5 Zones;
  - Subject to Zoning Commission approval,
  - A University Campus Plan, private school, R5A zoned project, or SP zoned office building that has been approved by the BZA; or
  - Government owned or under the auspices of the Architect of the Capitol.
- If required, the Large Tract Review must be filed before a building permit is filed.

### **What Does the Large Tract Review Assess?**

- Consistency with District of Columbia laws;
- Potential traffic, neighborhood and design impacts; and
- Quality of life and environmental impacts.

### **Notification:**

- Notice of the application must be sent to:
  - The directly affected ANC, although OP typically also sends notice to any other ANC with a boundary adjacent to the subject site;
  - Any known civic association; and
  - All property owners within 200 feet of the perimeter of the property.



- OP is required to forward the application and request comments from the following agencies:
  - Department of Consumer and Regulatory Affairs (DCRA);
  - Department of Public Works (DPW);
  - Fire and Emergency Medical Services (FEMS);
  - Metropolitan Police Department (MPD); and
  - Office of the Attorney General (OAG).
- OP also typically forwards the application and requests comments from the following agencies:
  - District Department of Transportation (DDOT);
  - District Department of the Environment (DDOE);
  - Water and Sewer Authority (WASA);
  - Department of Housing and Community Development (DHCD); and
  - Other agencies as deemed appropriate for the particular application.
- Copies of the application are typically distributed by OP to the local library and/or other public buildings in the neighborhood.

**Meetings:**

- OP generally meets with an applicant prior to their submission, and following the submission.
- OP may coordinate a meeting between the applicant and other District agencies.
- There will be at least one community meeting, usually coordinated by or through the ANC.

**Final Technical Report:**

- The regulations require that review be completed within 60 days of the filing of the application. Extensions for a reasonable amount of additional time are possible.
- Following the receipt of comments from District Agencies and the community, the Office of Planning will prepare and issue a technical report advising the applicant, city agencies and the ANC of all issues raised.
- OP will forward a copy of the report to the Surveyor's office, the applicant, city agencies, and the ANC and will post the report on the OP website at [www.planning.dc.gov](http://www.planning.dc.gov).
- **The report does NOT include an "approval" or "denial" of the project.** The report may include issues raised by District agencies and the community, to which the applicant may respond.

**Further Information:**

- For further information regarding the Large Tract Review process, please contact:  
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